

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**222 St. Louis Street, Room 348**  
**Tuesday, January 19, 2021**  
**5:00 PM**

**ROLL CALL**

**RECOGNITION OF PLANNING COMMISSION EMPLOYEE OF THE YEAR**

1. **ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN**
2. **APPROVAL OF 2020 ANNUAL REPORT**  
[Report](#)
3. **APPROVAL OF 2021 CALENDAR**  
[proposed 2021 calendar](#)
4. **APPROVAL OF 2021 WORK PROGRAM**  
[Work Program](#)
5. **PLANNING COMMISSION APPOINTMENT TO THE BREC COMMISSION**

**APPROVAL OF MINUTES**

6. **December 14, 2020**  
[December 14, 2020](#)

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Emailed or submitted public comments will no longer be read aloud during the public comment period for each item on the agenda. Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc> (comments submitted via email/form to the commission members will not be read aloud at the meeting).

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

CONSENT - ITEMS FOR DEFERRAL

13, 14

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

*Items will require approval by the Metropolitan Council unless otherwise noted.*

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

7. **PA-22-20 4512 Highland Road**  
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Urban Neighborhood on property located on the south side of Highland Road, west of Burrow Road, on Lot UND of the Property of Jock N. and Pierre Harvey Baker. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses  
***Related to Case 61-20***  
[Application](#) [Staff Report](#)
8. **Case 61-20 4512 Highland Road**  
To rezone from Single Family Residential (A1) to Medium Density Multi-Family Residential (A3.2) on property located on the south side of Highland Road, west of Burrow Road, on Lot UND of the Property of Jock N. and Pierre Harvey Baker. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
***Related to PA-22-20***  
[Application](#) [Staff Report](#)
9. **CONSENT FOR WITHDRAWAL Case 54-20 6263 Comite Drive**  
To rezone from Single Family Residential (A1) and Heavy Commercial (C2) to Rural on property located on the north side of Comite Drive, east of Plank Road, on Tract 4-D-1-7-A-5 of H. B. Weiland Tract. Section 33, T5S, R1E, GLD, EBRP, LA (Council District 2 - Banks)  
***Withdrawn by the applicant on January 11***  
[Application](#)
10. **Case 62-20 626 Staring Lane**  
To rezone from Single Family Residential (A1) to Zero Lot Line (A2.6) on property located on the east side of Staring Lane, north of Boone Drive, on Lot 37 and a portion of Lot 38 of Staring Plantation. Sections 67 and 68, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
***Related to S-7-20***  
[Application](#) [Staff Report](#)
11. **S-7-20 Willow Run Subdivision**  
Proposed low density residential subdivision located on the east side of Staring Lane, north of Boone Drive, on Lot 37 and a portion of Lot 38 of Staring Plantation. Sections 67 and 68, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration if the companion rezoning is approved

***Related to Case 62-20 but does not require Council approval***

[Application](#) [Staff Report](#)

**12. Case 1-21 11575 Coursey Boulevard**

To rezone from Commercial Alcoholic Beverage (restaurant) (C-AB-1) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the north side of Coursey Boulevard, west of South Sherwood Forest Boulevard, on Lot A-1-B-1-B-2-1 of American Way Extension. Section 50, T7S R2E, GLD, EBRP, LA (Council District 11 - Adams)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

**13. CONSENT FOR DEFERRAL Case 2-21 8300-8500 Picardy Avenue**

To rezone from Light Industrial (M1) to Heavy Commercial Two (HC2) on property located on the south side of Picardy Avenue, east of Mancuso Lane, on Tract BB-1-B-1 of B. F. Carroll Property. Section 55, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

***Deferred to February 22 by the Planning Director***

[Application](#)

**14. CONSENT FOR DEFERRAL Case 3-21 10225 Jefferson Highway**

To rezone from Single Family Residential (A1) to Neighborhood Commercial (NC) on property located on the northeast corner of the intersection of Jefferson Highway and Bea Drive, on Lot 25 of Jefferson Heights Subdivision. Section 70, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

***Deferred to February 22 by the Planning Director***

[Application](#)

**15. ISPUD-1-21 Lotus I Senior Housing**

Proposed high density multifamily residential on property located on the south side of Gracie Street, north of Spanish Town Road, between North 16th Street and Frisco Street, on portions of Lots G-1, H, I, Y, and Z, Square 19 of Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

**16. ISPUD-2-21 Lotus II Senior Housing**

Proposed high density multifamily residential on property located on the south side of Spanish Town Road, north of Gayosa Street, between North 15th Street and North 16th Street, on portions of Lots 1-12, Square 14 of Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

**17. ISPUD-3-21 Lotus III Senior Housing**

Proposed high density multifamily residential on property located on the south side of Gayosa Street, north of North Street, between North 15th Street and North 16th Street, on portions of Lots 1, 2-A, 2-B, 3-6, 8-12, and A thru E, Square 13 of Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

18. **SPUD-10-06 The Office Park at the Reserve, Revision 3**  
Proposed offices, warehouse with outdoor storage, parking, and common open space on property located on the south side of Jefferson Highway, east of Highland Road, on Tract Y-1 of the H.L. Leathers Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Comprehensive Plan, compatible with the surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
[Application](#) [Staff Report](#) [Plans](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

19. **CS-1-21 Country Acres (W.Y. Pettit Tract)(Flag Lot)**  
Proposed flag lot subdivision located east of Plank Road, and south of Pettit Road, on Lot 6 of the former W.Y. Pettit Tract (Council District 2 - Banks)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#) [Staff Report](#)
20. **SS-1-21 Freddie Robinson Property**  
Proposed small subdivision with a private street located east of Highway 61, south of East Plains-Port Hudson Road, and north of Lebo Way, on Tracts A-1-A-1-A and A-1-A-1-B of the Freddie Robinson Property, Tract A-3 and a 0.5 Acre Tract of the Original Fuller Robinson Place (Council District 1 - Noel)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#) [Staff Report](#)
21. **SP-16-19 South Baton Rouge Distribution Center, Revision 1**  
Proposed alternative sidewalk location for an existing distribution center site located north of Rieger Road and south of Honore Lane, on Tracts X-1-A-1 and X-1-B-1 of the Annie G. Pecue Tract (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** •Approval of alternative sidewalk is recommended  
•Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#) [Staff Report](#) [Plans](#)

22. **CONSIDERATION TO ESTABLISH ADDITIONAL MEETING DATE ON FEBRUARY 8**

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**